



# NORFOLK

## Inter Departmental Memorandum

TO: City Council

THROUGH: Marcus D. Jones, City Manager

Handwritten signature of Marcus D. Jones.

FROM: George Homewood, AICP, Director of Planning

Handwritten signature of George Homewood.

COPIES TO: Ronald G. Moore, Sr. Design & Rehabilitation Consultant

SUBJECT: Non Standard Lot Certificate – 3115 Chesapeake Boulevard

DATE: April 25, 2014

Attached is a Certificate for a Nonstandard Lot authorizing development of a nonstandard lot consistent with the process authorized by Council in 2009. The approved design has been determined to be consistent with the character of the neighborhood in which it will be located.

Council requested this information be provided whenever development of a nonstandard lot has been authorized at the time the new ordinance was adopted.

### Property Information

<b>Location:</b>	3115 Chesapeake Boulevard	<b>Neighborhood:</b>	East Fairmount Park
<b>Zoning:</b>	R-8	<b>Standard Lot Size:</b>	50 Ft. x 100 Ft.
<b>House Type:</b>	2 Story Single Family	<b>Proposed Lot Size:</b>	31.85 Ft. x 106.36 Ft.
<b>House Size: (Width x Depth)</b>	24 Ft. x 50 Ft.	<b>Square Footage:</b>	1,588 Sq. Ft.

A copy of the Survey and the Front Elevation is included for your review.

For more information, please contact George Homewood, Planning Director at 664-4748 or Ronald Moore, Sr. Design & Rehabilitation Consultant at 664-6778.



**Office of Housing**  
**Department of Planning and Community Development**  
**Development Certification for Non-Standard Lots**

**Applicant Information**


<b>Applicant Name:</b>	GS Developers	<b>Date of Application:</b>	March 20, 2014
<b>Mailing Address:</b>	P.O. Box 653		
<b>City, State, Zip Code:</b>	Virginia Beach, VA 23451		
<b>2637</b>	757.342.0493	<b>E-Mail:</b>	

**Property Information**

<b>Location:</b>	3115 Chesapeake Boulevard	<b>Neighborhood:</b>	East Fairmont Park
<b>Zoning:</b>	R-8	<b>Standard Lot Size:</b>	50 Feet x 100 Feet
<b>House Type:</b>	2 Story Single Family	<b>Proposed Lot Size:</b>	31.85 Ft. x 106.36 Ft.
<b>Proposed House Size:</b>	24 Feet x 50 Feet	<b>Square Footage:</b>	1588 SF

The proposed building plans and elevations for development of the site at 3115 Chesapeake Boulevard and located in the East Fairmount Park neighborhood in Norfolk, Virginia has been determined to be in keeping with the character of the neighborhood using the standards established by City Council in Section 4-0.15 of the Zoning Ordinance, which include but are not limited to location and placement of windows, doors, roof(s), porch (es), columns, driveways, garage(s), and building height.

Please submit three sets of final plans and elevations to the Department of Planning and Community Development to be stamped "approved". After plans have been stamped, two sets of the approved plans will need to be presented to the Building Safety Division for consistency with Building Code requirements and for issuance of the required building permits.

  
George Homewood, AICP, Director,  
Planning and Community Development

April 25, 2014  
Date

BC: City Manager's Office  
Planning Director  
Program Manager  
Building Official



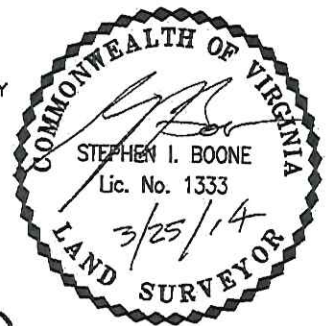
- NOTE: 1) ELEVATIONS BASED ON CITY OF NORFOLK DATUM (NAVD88)  
 2) THIS SITE TO BE SERVED BY CITY WATER & SEWER  
 3) THIS SURVEY MAY NOT SHOW ALL EASEMENTS AND UTILITIES THAT AFFECT THIS PROPERTY.  
 4) IT SHALL BE THE RESPONSIBILITY OF THE OWNER /CONTRACTOR TO VERIFY ALL BUILDING DIMENSIONS, BUILDING SETBACKS, AND DEED RESTRICTIONS.  
 5) FOR BUILDING DIMENSIONS, SEE ARCHITECTURAL PLANS.

EXISTING ELEV. 99.0  
 PROPOSED ELEV. 99.0  
 DRAINAGE FLOW

MATCH GRADE M.G.  
 TREE TO BE REMOVED

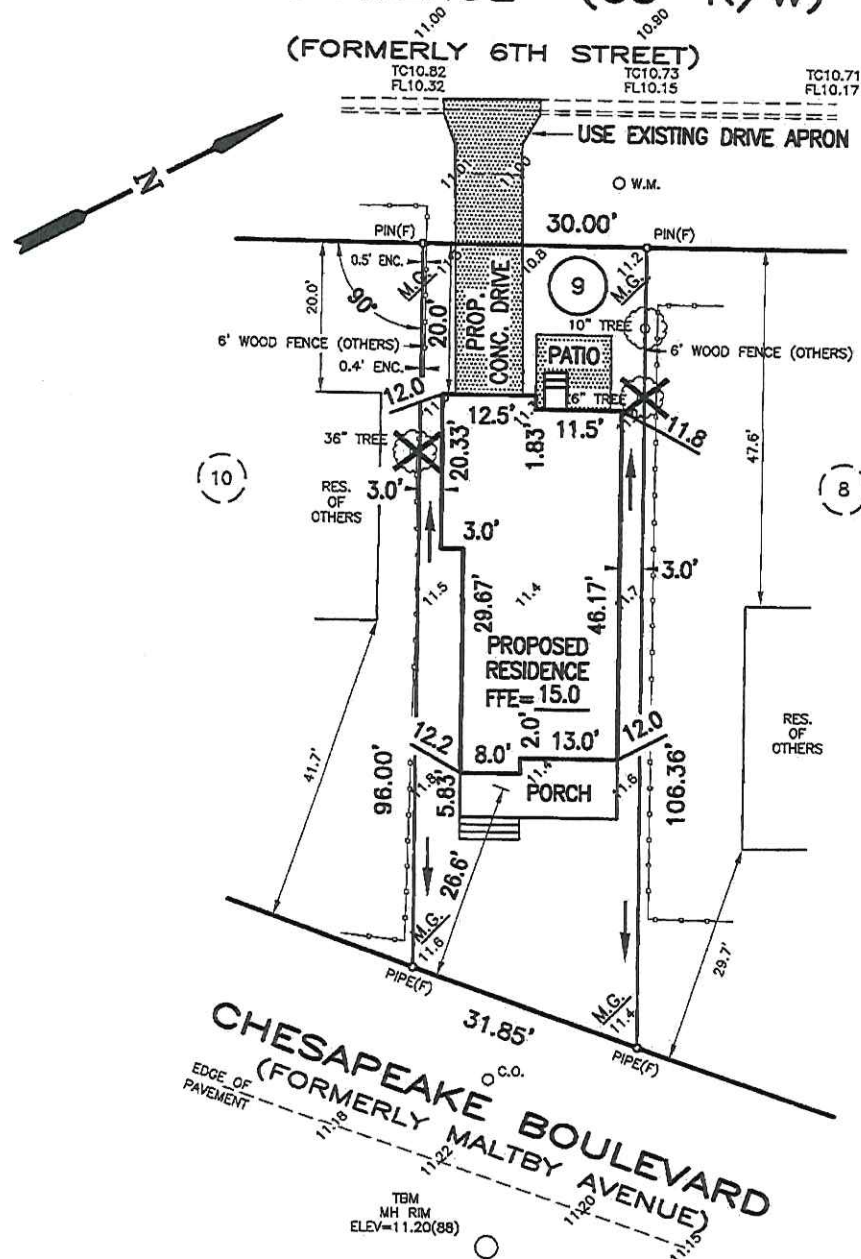


THE PROPOSED RESIDENCE SHOWN HEREON IS IN FLOOD ZONE "X"  
 FIRM MAP CITY OF NORFOLK  
 MAP REVISION: SEPT. 2, 2009  
 COMMUNITY NO. 510104  
 PANEL NO. 0135F



LYONS AVENUE (60' R/W)

(FORMERLY 6TH STREET)



SITE PLAN

OF

3115 CHESAPEAKE BOULEVARD, NORFOLK, VIRGINIA

LOT 9, BLOCK 27

FAIRMOUNT PARK

M.B. 6, PGS. 34 AND 35 (CHESAPEAKE)

FOR: G S DEVELOPERS

STEPHEN I. BOONE & ASSOCIATES, P.C.

LAND SURVEYORS  
 PORTSMOUTH, VIRGINIA

SCALE: 1" = 20'

DATE: MARCH 26, 2014

ELEVATION

0"

OF PLAN  
- 0"

D FLOOR PLAN  
- 0"

ST FLOOR PLAN  
- 0"

ELEVATION  
- 0"

